

# Statement of Information

Single residential property located in Melbourne metropolitan area



Section 47AF of the Real Estate Agents Act 1980

## Property offered for Auction

Address  
Including suburb and postcode **709/77-79 River Street, South Yarra**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between  &

## Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb   
Period From  to  Source

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

803/700 Chapel St  
SOUTH YARRA 3141

SOLD at JULY

\$760,000

308/800 Chapel St  
SOUTH YARRA 3141

SOLD at JULY

\$762,000

1004/12 Yarra  
Street, South Yarra  
3141

SOLD at AUG

\$655,000

OR

~~\*B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.~~